



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

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RPRC DETERMINATION LETTER

Project Description: Addition and interior renovation
Street Location: 6 FOX RIDGE RD
Zoning District: R-1.5A Tax ID: 102.01-1-63 Application No.: 2022-0105
RPRC DECISION: RPRC - Requires ARB
Date: 02/15/2022

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Architectural Review Board approval of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The site plan should indicate whether any Town-regulated tree removal is proposed. If not, a note should be added to the plan stating such.
- The Building Department file contains a building permit application and CO for the existing screened porch addition; however, the file does not contain documentation that a side yard variance was issued. The Building Department should review this issue.
- The project will result in a net increase of 230 s.f. of impervious surfaces. No stormwater mitigation is required. However, the applicant should connect the roof leaders to the existing stormwater system. No discharge is permitted to be directed to neighboring properties or the Town roadway without mitigation. Please show the existing drainage system and its discharge location.
- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, etc.

- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
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- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, etc.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning